

Melrose

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Hazel Cottage West

Lilliesleaf, Melrose, TD6 9HX

Guide Price £150,000



Hazel Cottage West is a charming two bedroom end terraced dwelling, situated in the heart of the sought after village of Lilliesleaf. The accommodation comprises a good sized lounge and kitchen at ground floor level together with bathroom and separate wc and then at first floor level two bedrooms, storage and access to the loft. Externally, the property benefits from a surprisingly large garden with unspoiled views over the surrounding countryside. An outhouse, single garage and timber shed provide storage facilities and there is ample space for car parking. Whilst the property would benefit from a degree of modernisation and upgrading, it offers tremendous potential to create a lovely home in a semi-rural location.



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Accommodation:
Ground Floor:
Entrance Hallway
Lounge
Kitchen
Bathroom
WC

First Floor:
Landing
Two Bedrooms
Access to loft

Outside:
Garden to front and rear
Driveway (shared access), garage, outhouse and timber shed



Location

The property is located within the highly sought after village of Lilliesleaf, which offers a range of local facilities, including primary schooling. The village is well placed for travel to many of the surrounding towns and villages of the region, along with several of its major employers, and there are numerous activities on hand for those with an interest in country pursuits. The Borders region as a whole is becoming increasingly popular with the commuter preferring a more tranquil way of life, as Edinburgh city centre can be reached in around an hour or so by car as well as being positioned only twenty minutes from the nearest railway station in Tweedbank, making it increasingly desirable as a second home or as a weekend retreat.

Services

Mains water, drainage and electricity. Oil fired central heating.

Fixtures and Fittings

The sale shall include all floorcoverings, light fittings, kitchen fittings and bathroom fittings.

EPC

E

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Banding

C



Interested in this property?
Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
Fax: 01896 823465
Email: melrose@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Approximate Gross Internal Area = 79.2 sq m / 852 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1245109)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.